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Minnesota manufactured housing cooperatives receive over \$10.7 million in state funding

Legislature's unprecedented funding for community infrastructure will pave roads, improve drinking water, & more

ST. PAUL, MN – The Minnesota Housing Finance Agency (MHFA) announced over \$10.7 million in funding for critical infrastructure projects at seven manufactured housing cooperatives in the state, an unprecedented award amount. Spread throughout Minnesota, the resident owned communities will be able to upgrade streets, sewers, waste and drinking water, update electrical systems, and construct community storm shelters for homeowners.

The funding is from the [Manufactured Home Community Redevelopment](#) (MHCR) program housed at MHFA, which received \$16 million in funding from the Minnesota State Legislature in 2023, the most in the program's history. Typically, manufactured home communities (also referred to as mobile home parks) have private infrastructure, as opposed to city or municipally managed streets, watermains, and sewer systems. In many communities, the aging infrastructure is failing, hence the need for support.

“Manufactured home owners deserve access to clean water, functional plumbing, and safe streets – something most who live in traditional neighborhoods take for granted,” said Victoria Clark-West, Executive Director of Northcountry Cooperative Foundation, a Minnesota-based non-profit who aids manufactured homeowners in purchasing their communities and becoming cooperatives. **“The state legislature’s investment in this critical program will ensure the long-term vitality and affordability of these communities for generations to come.”**

[Northcountry Cooperative Foundation](#) (NCF) successfully advocated at the state legislature for the creation of the program in 2017. NCF also helped establish 14 resident-owned manufactured housing cooperatives in the upper Midwest, in addition to serving as a technical assistance provider for the cooperative communities who applied for these grants.

The communities include:

- **Zumbro Ridge Cooperative** - Rochester, MN - **\$3,868,000** to improve water and sewer systems, road and sidewalk repairs, and storm sewer improvements. This is phase two of a project that previously received funding from Olmsted County.
- **Woodlawn Terrace Cooperative** – Richfield, MN - **\$711,972** to replace and repair the deteriorated sewer system, repair roads impacted by the new sewer improvements, add individual water meters, and convert a site-built home to serve as a storm shelter for the residents. This is phase two of a project that was previously funded by the MHCR program. Further, the City of Richfield committed \$350,000 to the project.
- **Park Plaza Cooperative** – Fridley, MN - **\$1,176,000** to repair the sewer lines, road work, lot preparation, fence construction and repair, and repairs to the electrical system to avoid blackouts and fires.

- **Bois de Sioux Mobile Home Park** – *Breckenridge, MN* - **\$536,800** to replace water and sewer services, repair electrical service boxes, make street improvements, demolition of old garages, preparing vacant lots, and improving surface drainage. Bois de Sioux is currently converting from a traditional manufactured home community to a resident-owned cooperative.
- **El Nuevo Amanecer Cooperative** – *Gaylord, MN* - **\$1,199,258** to complete water and sewer system updates, electrical system improvements, road and sidewalk repair, and preparing vacant lots for new homes.
- **Emerald Pines Cooperative** – *Alexandria, MN* - **\$1,074,207** to replace the water and sewer system, replace the private well for community, repair the electrical system, repair and seal the roads, and prepare vacant lots for new homes. Emerald Pines Cooperative is currently converting from a traditional manufactured home community (formerly known as Viking City Mobile Home Park) to a resident-owned cooperative.
- **Hillcrest Community Cooperative** – *Clarks Grove, MN* - **\$2,200,000** to replace an existing aging clay sewer system, improve water tile infrastructure in the community, alleviate roadway deterioration, and install water disconnects.

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